



Brooklands

3 Tannery Close, Horsham, West Sussex, RH13 0RW

Guide Price £1,600,000 Freehold



COURTNEY  
GREEN

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# Brooklands, 3 Tannery Close, Slinfold, West Sussex, RH13 0RW

A handsome five bedroom family home part of the former grounds of the large property that made way for these six imposing detached homes built in 1987 by the then highly prestigious house builder, Charles Church. The properties have become some of the most sought after in this thriving and picturesque village, and No. 3 "Brooklands" has to be the pick of the bunch. Occupying the largest plot within this small private cul-de-sac, Brooklands enjoys an enviable corner position with panoramic South and Easterly aspects, backing onto the beautiful Sussex countryside that surrounds the grounds. The already generous accommodation has been enlarged, modernised and improved throughout the subsequent ownerships, and presents today as a magnificent home of nearly 3000sq.ft. The beautifully presented accommodation includes a Charles York bespoke kitchen which is open to an Amdega bespoke timber orangery, and which enjoys unspoiled views of the gardens and countryside beyond. There is a highly convenient and well appointed utility room, a large triple aspect sitting room, a formal dining room, a study with views of the rear gardens, a cloakroom, and a double integral garage which makes up the ground floor. On the first floor the principal suite spans the depth of the house with Neville Johnson bespoke fitted furniture and a luxury ensuite shower and bathroom. There are four additional double bedrooms, and a modern family bathroom suite. Outside, the gardens stretch to almost an acre, with two defined areas, the easterly gardens and the southerly gardens. The easterly garden to the rear of the house has been beautifully landscaped and is lightly tiered with paved seating areas, established specimen planting and a bridge over a small brook that meanders across the grounds. The gardens to the south are what remains of the original orchard that occupied this land and are mainly laid to lawn with the remaining fruit tree's, a timber workshop, a timber shed, and a lightly wooded copse to the eastern border. Heating and hot water are provided by a modern Vaillant LPG boiler, and the LPG tank is partly enclosed with a screening fence in the garden.

A covered storm porch leads to a composite Front Door with glazed and leaded side panels, opening into a welcoming entrance hall. **Entrance Hall** A spacious and inviting entrance hall with engineered oak flooring, a radiator, a large fitted coat and shoe cupboard, and a further understairs storage cupboard. Stairs rise to the first floor and double doors open into the dining room, with additional doors providing access to the sitting room, kitchen, study and cloakroom.

**Cloakroom** Fitted with a low-level WC and pedestal wash hand basin with mixer tap, a radiator, continuation of engineered oak flooring, half-height wall tiling, obscured rear aspect fan light window, and downlighting.

**Sitting Room** A wonderfully bright and spacious, triple-aspect sitting room featuring front and side aspect windows and French doors with glazed side panels opening onto the rear garden. The room benefits from engineered oak flooring throughout, two radiators, a working open fireplace with granite hearth and lime-washed oak surround, recessed spotlighting, and surround sound speaker cabling.

**Dining Room** A well-proportioned formal dining room, ideal for entertaining, with a front aspect window, radiator, double doors to the entrance hall and a door through to the kitchen.

**Study** Enjoying views over the rear garden, the study features engineered oak flooring, a radiator, bespoke fitted cabinetry with low-level cupboards and display shelving, and downlighting.

**Kitchen** A bespoke Charles York kitchen comprising a comprehensive range of eye and base level cabinets and drawers finished in an off-white tone, complemented by contrasting granite worktops. High specification appliances include a Britannia range cooker with induction hob, integrated dishwasher, integrated fridge/freezer, pull-out pantry cupboard, wine rack, corner pantry cupboards, and a double Butler sink with mixer tap and drainer. The kitchen opens seamlessly into the orangery, with both rooms laid with natural stone flooring.

**Orangery** This stunning bespoke Amdega orangery provides a wonderfully versatile living space, enjoying panoramic views over the South and East gardens and an abundance of natural light, ideal for dining, relaxing or entertaining. Amdega is the oldest conservatory brand in the world, and has been the preferred choice for premium conservatories and orangeries since the Victorian era. Photos struggle to do justice to this fine piece of craftsmanship, so a viewing is essential to appreciate the quality of this addition.

**Utility Room** Accessed from the orangery, the utility room is fitted with a range of eye and base level cabinets with oak worktops over. There is a Butler sink with mixer tap, space and plumbing for a washing machine, space for a tumble dryer, wine rack and wine fridge, and additional fridge and freezer. Further features include downlighting, a heated towel rail, wall-mounted Vaillant LPG boiler, a rear door to the garden and internal access to the garage.

**Integral Double Garage** A double garage with electric consumer unit, lighting, multiple power points and an electrically operated up-and-over door.

**First Floor Landing** Stairs rise to a generous first floor landing where there is a large double airing cupboard housing the hot water tank with shelving above. There is also a loft hatch with pull-down ladder providing access to the cavernous loft space, which offers potential for conversion subject to the usual consents.

**Principal Bedroom Suite** A spacious principal bedroom suite spanning the depth of the house with front and side aspect windows allowing plenty of natural light, downlighting and a radiator. Bespoke fitted furniture by Neville Johnson provides ample wardrobe space and incorporate an attractive window seat. In addition, there is a hidden TV lift cabinet with television which are both included in the sale. A door leads to the en suite shower room.

**En Suite Shower Room** A luxurious suite comprising an enclosed panel bath with central bath filler, an oversized walk-in shower with rainfall showerhead and concealed mixer, vanity wash hand basin, and low-level WC with concealed dual flush. Finished with full-height wall tiling, tiled flooring, heated towel rail, rear aspect window overlooking the garden, spotlighting and extractor fan.

**Bedroom Two** A large double bedroom with front aspect window, radiator and downlighting.

**Bedroom Three** A further generous double bedroom with rear aspect window, radiator and downlighting.

**Bedroom Four** Another large double bedroom with front aspect window, radiator and downlighting.

**Bedroom Five** A fifth double bedroom with rear aspect window, radiator and downlighting, suitable as a bedroom or additional study.

**Family Bathroom** Comprising an enclosed panel bath with central bath filler and concealed mixer with rainfall showerhead over, vanity wash hand basin and low-level WC. There is a heated towel rail, rear aspect window, half-height wall tiling, tiled flooring, spotlighting and extractor fan.

## OUTSIDE

The property is approached via a private driveway providing off-road parking for several vehicles and access to the double garage. The front garden incorporates an additional gravelled area, a well-maintained lawn with an attractive crab-apple tree, established border planting, and post-and-rail fencing, with gated side access leading to the rear garden.

The gardens extend to almost an acre in total and are arranged into two principal areas. Immediately to the rear of the house, the easterly garden has been thoughtfully landscaped and is lightly tiered, featuring paved seating and entertaining areas accessed via French doors from both the orangery and the sitting room. Established specimen planting, sleeper retaining walls and steps lead down to a timber bridge which crosses the brook, creating a particularly attractive focal point. There is a timber built summer house with power, lighting, and views out to a central paved seating area and the brook beyond.

Beyond this, the southerly gardens form part of the original orchard and are predominantly laid to lawn, retaining a number of fruit trees. This area also includes a timber workshop and a timber shed, the workshop with power and lighting, along with a lightly wooded copse to the eastern boundary.

An LPG tank is discreetly positioned to the side of the house and partially enclosed by fencing.

**Council Tax Band - G**

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

**Ref: 26/5924/14/01**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Approximate Gross Internal Area 2832 sq ft - 263 sq m (Including Garage)**

Ground Floor Area 1808 sq ft - 168 sq m  
First Floor Area 1024 sq ft - 95 sq m

